

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

787 Irymple Avenue, Irymple Vic 3498

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$176,000

#### Median sale price

Median price \$353,000

House

X

Unit

Suburb or locality Irymple

Period - From 01/07/2018

to 30/06/2019

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

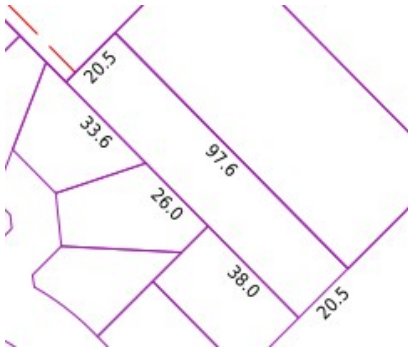
	Address of comparable property	Price	Date of sale
1	4 St Michaels CI NICHOLS POINT 3501	\$185,000	29/01/2019
2	585 Cowra Av MILDURA 3500	\$179,000	31/05/2019
3	7 St Michaels CI NICHOLS POINT 3501	\$172,500	18/02/2019

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**Indicative Selling Price**  
\$176,000

**Median House Price**  
Year ending June 2019: \$353,000



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 2000 sqm approx  
Agent Comments

## Comparable Properties



**4 St Michaels CI NICHOLS POINT 3501 (REI/VG)**

Agent Comments



**Price:** \$185,000  
**Method:** Private Sale  
**Date:** 29/01/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 2007 sqm approx



**585 Cowra Av MILDURA 3500 (REI)**

Agent Comments



**Price:** \$179,000  
**Method:** Private Sale  
**Date:** 31/05/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 2127 sqm approx



**7 St Michaels CI NICHOLS POINT 3501 (REI/VG)**

Agent Comments



**Price:** \$172,500  
**Method:** Private Sale  
**Date:** 18/02/2019  
**Rooms:** -  
**Property Type:** Land (Res)  
**Land Size:** 2013 sqm approx